

October 30, 2025

Douglas Bergstrom  
Zoning Administrator  
47 Town Common Road  
St. Albans, Vermont

Dear Douglas,

Bowman is submitting a site plan application on behalf of Erica and Jason Havers for a property located at 190 Mills Road in Georgia, Vermont in the Lakeview (LV) zoning district. The property is 3.2 acres in size, and the parcel ID is 105160040. Access to the parcel is existing via a gravel drive off Mills Road. This application proposes to reduce the setbacks shown on the previous subdivision application from 50' and 75' to 20' and 50', respectively, to allow for construction of a single-family home given the 250' lakeshore setback encumbering the parcel. The proposed setbacks for the property will match the setbacks for the zoning district in the recently issued 2025 zoning regulations.

There are numerous existing access and utility easements throughout the Mills Road subdivision that benefit Lot 4 and no changes to property lines, easements or utilities are proposed with this application.

If you have any questions or comments, please do not hesitate to contact me by email at [colen.johnson@bowman.com](mailto:colen.johnson@bowman.com) or by phone at (802) 879-6331.

Sincerely,



Colen Johnson  
Civil Engineer, Project Manager  
Bowman